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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes of Meeting

Regular Meeting Held:
Thursday, March 21, 1963

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City and County of San Francisco, at 10:03 A.M., on Thursday, March 21, 1963.

1. ROLL CALL:

In the absence of the Chairman the meeting was called to order by the Vice Chairman.

Upon roll call the following members were found to be:

PRESENT: Commissioner Johnson
" Lee
" Gurich
" Swig

ABSENT: Commissioner Mazzola

The Chairman declared that a quorum was present.

ALSO PRESENT: John W. Beard, Secretary-Executive Director
S. Lee Vavuris, Counsel
Members of the Staff
Don Canter, S. F. News-Call Bulletin
Harry Johanesen, S. F. Examiner
Dick Hallgren, S. F. Chronicle
Mrs. Luther Goodwin, NAACP.
Mrs. Latham, NAACP.

2. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING:

Minutes of the regular meeting of the Authority, held on Thursday, March 7, 1963, presented for approval.

Commissioner Gurich moved that the above-described minutes be approved and adopted as read. Commissioner Swig seconded the motion which upon vote of the Commission was unanimously passed and adopted.

3. GENERAL COMMUNICATIONS:

Correspondence was read as follows:

Letter from John R. Bryan, M. D., Community Relations Chairman, San Francisco Medical Society, expressing thanks for the part played by the San Francisco Housing Authority in completing the third and final round to K. O. POLIO in the Bay Area.

4. REPORT OF SECRETARY:

Secretary requested Deputy Director Allen to report on the proposal for widening Turk Street from Polk to St. Joseph. This proposed six lane major thoroughfare through Redevelopment Area A-2 would affect two of the Authority's projects, Yerba Buena Plaza and Yerba Buena Annex, taking part of the parking lot space. Deputy Director Allen and Mr. Vigars of staff, accompanied by Ken Ashworth of the Redevelopment Agency, will meet Friday, March 22 at 10:00 A.M. with Clifford J. Geertz, City Engineer, and Wesley Ewing of that office, to discuss

details of this proposal. A full report will be given at the next Commission meeting.

Deputy Director Allen advised that a table will be reserved at the SPUR luncheon to be held at the Elks Club next Tuesday, March 26, at 12 Noon, with Commissioner Swig as speaker on the subject of a downtown sports arena. Commission is invited to attend this luncheon and will be advised of arrangements.

Secretary stated that the San Mateo Housing Authority will open a new project for the elderly at Half Moon Bay this Saturday, March 23, in the event any members of the Commission would like to attend. It was noted by Secretary that this project was built entirely with relinquished funds secured from operation of war housing projects.

As a matter of interest to the Commission, Secretary requested that Mr. Partridge of staff report on the recent American Institute of Architects' award dinner. Two hundred thirty buildings were offered for judgment by an eminent jury of architects. Out of the thirty-six awards, four were presented to two of the architects engaged by the Authority. Three awards went to John Carl Warnecke & Associates, architect for Mission Dolores, and one to Neill Smith & Associates, architect for Woodside Gardens. Shortly after this award dinner, it was announced that John S. Bolles, architect for the Sacramento Street project for the elderly, had been elected for a fellowship in the American Institute of Architects.

The Chairman directed that the Report of the Secretary be filed in the records of the Authority.

5. REPORT OF COUNSEL:

Counsel reported that he is doing further investigation on the subject of low bidding contractors and will report at the next Commission meeting.

6. UNFINISHED BUSINESS:

Secretary called upon Technical Director Partridge to present the architect's rendition for Woodside Gardens. Located on the grounds of Laguna Honda Hospital, this 6-story, 110 unit project was designed by Neill Smith & Associates and is for exclusive occupancy by the elderly. It will be comprised of 88 studio apartments and 22 one-bedroom apartments. Several interesting innovations were pointed out. A pedestrian ramp will be provided from the project elevators to Laguna Honda Hospital grounds proper and permit ready access to the facilities available at the Hospital. In addition, trees will be planted in a manner to give the building a secluded appearance. Construction of Woodside Gardens is expected to commence in 1964. Members of the press present at the Commission meeting were furnished with photographs and news releases.

7. NEW BUSINESS:

Chairman requested Commissioners Gurich and Lee, who had been appointed as a Committee to meet and discuss with PHA officials the approval of contracts for legal services, to report on the meeting held Wednesday, March 20 at 2 P.M. Commissioner Gurich stated that this was a very good meeting attended by Arthur L. Chladek, Assistant Director for Management, James Stamos, Assistant Director for Development, James Prisin-Zano, Regional Counsel for PHA, Commissioners Gurich and Lee, Secretary-Executive Director John W. Beard, Deputy Director J. Allen, Controller C. Bennett, and Counsel S. Lee Vavuris

The following contracts would meet with approval by PHA officials: 1. Contract For Management Legal Services-Low-Rent Housing Program, 2. Contract for Management Legal Services-Relinquished Housing Program, and 3. Agreement for Legal Services in Connection with Development of all Projects. Commission was furnished with copies of each contract.

Chairman Johnson inquired about the fees upon which legal services would be based. Controller C. Bennett advised that the two contracts for management legal services together would be based on a fee of about $11,000 per year, and while the fee on the agreement for legal services in connection with development

was difficult to determine, $10,000 over a period of five years would be a good estimate. It was noted by Chairman Johnson that this would mean an approximate $14,000 per year fee for legal services.

Commissioner Gurich moved that the above-described contracts be approved as submitted and that the Chairman or Vice Chairman be authorized to execute said contracts for and on behalf of Housing Authority subject to PHA approval. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

Secretary reported that the bid opening on temporary loan notes (94th series) had been held Tuesday, March 19 at 10 A.M. A list of the bids was distributed to Commission. Controller C. Bennett advised that the Bank of America was low bidder on temporary notes in the amount of $2,030,000 at an interest rate of 1.54, for refinancing outstanding notes and additional money for new projects for one year.

The following resolution was introduced by Commissioner Gurich, read in full and considered:

RESOLUTION NO. 1386
* * * * * * * * * * *

RESOLUTION AUTHORIZING THE SALE, ISSUANCE AND DELIVERY OF TEMPORARY NOTES IN THE AGGREGATE PRINCIPAL AMOUNT OF $2,030,000 AND THE EXECUTION OF REQUISITION AGREEMENT
* *

(FILED IN MINUTE BOOK)

Commissioner Gurich moved that the foregoing resolution be adopted as introduced and read. Commissioner Swig seconded the motion and upon roll call the "Ayes" and "Nays" were as follows:

AYES:	NAYS:
Solomon E. Johnson	None
T. Kong Lee	
John E. Gurich	ABSENT:
Melvin M. Swig	
	Joseph P. Mazzola

The Chairman thereupon declared said motion carried and aforesaid resolution adopted.

Supervisor of Management L. C. Vigars submitted a request for approval by the Commission of a proposal from Washington and Mitchell for engineering services on 1963 Potrero Terrace remedial grounds work. It was pointed out that Washington and Mitchell had done an excellent job on the four previous programs and are thoroughly familiar with the problems involved. After general discussion concerning fees, Commissioner Swig moved that the Washington and Mitchell proposal be approved. Commissioner Gurich seconded the motion which upon vote of the Commission was unanimously passed and adopted.

Commissioner Swig inquired about progress in the Ridgepoint Project concerning demolition of relinquished housing. Secretary stated that some of the families in the 64 apartments at Ridgepoint had already been interviewed and that half

of the 64 apartments at Candlestick had been vacated. He suggested that at the appropriate time a visit by the Committee interested would be in order.

Secretary announced that he had been notified by the Mayor's Office of the re-appointment of John E. Gurich as Commissioner for a four year term commencing April 1, 1963. The induction ceremony will be held Wednesday, March 27, at 9:40 A.M. in the Office of the Mayor, and the Commission was invited to attend.

In reply to Commissioner Lee's inquiry regarding the City Controller's audit of the Authority, Mr. Bennett offered that to his knowledge the audit has been completed and that results should be forthcoming from the Mayor's office in the near future.

8. ADJOURNMENT:

There being no further business, Commissioner Lee moved that the meeting adjourn at 10:35 A.M. Commissioner Swig seconded the motion which upon vote of the Commission was unanimously passed and adopted.

_____
Chairman

ATTEST:

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

minutes of meetings

Regular Meeting Held:
Thursday, April 4, 1963

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City and County of San Francisco, at 10:00 A.M., on Thursday, April 4, 1963.

1. ROLL CALL:

The meeting was called to order by the Chairman.

Upon roll call the following members were found to be:

PRESENT: Commissioner Mazzola
" Johnson
" Lee
" Gurich

ABSENT: Commissioner Swig

The Chairman declared that a quorum was present.

ALSO PRESENT: Joseph J. Allen, Acting Secretary-Executive Director
S. Lee Vavuris, Counsel
Members of the Staff
Don Canter, S. F. News-Call Bulletin
Harry Johanesen, S. F. Examiner
Dick Hallgren, S. F. Chronicle
Mrs. Victor Fleming, Potrero Boosters & Merchants Association
Mrs. Luther Goodwin, Housing Committee, NAACP.
Mrs. Latham, Housing Committee, NAACP.

The Acting Secretary reported that the Authority has received from the office of the Mayor certified copy of the reappointment of John E. Gurich as Commissioner of this Authority for the term ending March 31, 1967; certified copy of letter of acceptance by Commissioner Gurich; certified copy of Oath of Office of Commissioner Gurich and certificate by the Mayor that Commissioner Gurich is not an officer or employee of the City and County of San Francisco.

Chairman Mazzola moved that the above-described documents be accepted and filed. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

Chairman Mazzola moved that John E. Gurich be seated as a Commissioner of this Authority forthwith. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

The Chairman extended best wishes to Commissioner Gurich, personally and on behalf of the Commission.

2. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING:

Minutes of the regular meeting of the Authority, held on Thursday, March 21, 1963 presented for approval.

Commissioner Johnson moved that the above-described minutes be approved and

adoped as read. Commissioner Gurich seconded the motion which upon vote of the Commission was unanimously passed and adopted.

3. GENERAL COMMUNICATIONS:

The Acting Secretary brought several news items of interest to the attention of the Commission:

Nineteen year old Eugene Thomas was named Boy of the Year at the second annual awards banquet of the Hunters Point Boys' Club on Wednesday, April 3, 1963. Eugene has lived with his Mother at Hunters Point since 1953 and is currently attending Electronics School in Oakland on a $2,000 scholarship. For the first time, a special award was made to Mrs. May Duty as Mother of the Year. Mrs. Duty lives at Hunters Point Project and is the mother of seven children. William J. Zellerbach, president of the boys' club, presented trophies, along with certificates of merit to 80 boys who were on various club teams.

Another item of interest was an article appearing recently which stated that permanent low-rent Hunters Point apartments that might be demolished by the construction of a new freeway may be replaced by the Housing Authority without necessity of voter approval, according to city attorney Thomas M. O'Connor. Temporary housing in the old war housing projects, however, could not be replaced if they were condemned for the Hunters Point Freeway. The so-called "C" Route," recommended by state engineers, would mean demolition of eight temporary buildings containing 64 apartments - and 18 of the replaceable permanent structures containing 140 apartments. The proposed route would run easterly from Third and Custer Sts. to the shoreline, swinging south over water, crossing Hunters Point to the county line on the bay side of Candlestick Stadium.

Commissioner Swig entered the Commission Meeting at 10:10 A.M.

Correspondence was read as follows:

Letter from Ira Wood & Family, Candlestick Cove, complimenting the Authority on the manner in which Candlestick Cove Project has been managed and stressing the fact that they have found this project a pleasant place in which to live. Acting Secretary stated that a reply would be sent to this letter.

Letter from Mrs. Bertram V. Low-Beer, Chairman, Executive Committee, San Francisco Program for the Aging, United Community Fund, urging a study be made which would include exploration of various methods of providing housing other than the usual method of constructing accommodations as in the past for the elderly, and suggesting the possibility that the Authority might like this study done by, or in cooperation with, a citizen group such as SPUR, the San Francisco Planning and Urban Renewal Association, and/or SPA. Copies of this letter were distributed to the Commission, and Acting Secretary stated that a reply would be sent.

At Commissioner Johnson's request, Acting Secretary read in its entirety the recent exchange of correspondence between Chairman Mazzola and J. G. Melville, Regional Administrator, Housing and Home Finance Agency, concerning certain Hunters Point matters. Commission had been supplied with copies of this exchange of correspondence prior to the meeting.

Letter from Robert J. Dolan, Clerk of the Board of Supervisors addressed jointly to The Redevelopment Agency and the Housing Authority, advising that at a meeting of the Board of Supervisors on April 1, 1963 that Supervisor William C. Blake asked that certain of his suggestions with respect to a proposed housing program at Hunters Point be brought to the attention of both the Authority and The Redevelopment Agency. Copies of this letter were distributed to the Commission.

In a general discussion that followed it was brought out that Supervisor Blake spoke with specific reference to the temporary war-time housing accommodations which are presently operated by the Housing Authority and which must be demolished by 1970. Reports have been brought to his attention that although the Redevelopment Agency considered construction of a moderate-priced housing

project on that property, the Federal Government has indicated that approval will not be forthcoming because of failure to qualify under applicable regulations. It is the suggestion of Supervisor Blake that the Redevelopment Agency and the Housing Authority jointly conduct an architectural competition whereby private builders might be invited to present plans for homes which can be sold for approximately $12,500 each, with a down-payment of $250. The cost of each home would include the land which is now owned by the City and County. It was further suggested that the Housing Authority would control the eligibility of purchaser-applicants; that a profit ceiling of 10% would be imposed upon resales to eliminate speculators; that the City and County participate by the construction of streets and sewers; and that underground utilities be installed by the developers.

It was observed by Commissioner Swig that Supervisor Blake was referring to the Housing Authority and the Redevelopment Agency as being put in a supervisory capacity on the above matter, as Supervisor Blake would like comments and recommendations and has announced his intention of referring replies to The Board of Supervisors Committee on Public Buildings, Lands and City Planning for consideration and possible recommended legislative action.

Chairman Mazzola suggested that the matter of Hunters Point also be put before the City Planning Commission for a recommended plan, and a general discussion followed.

In line with the above discussions Chairman Mazzola appointed Commissioners Gurich and Lee as a Committee of two with Chairman Mazzola acting as ex officio, for the purpose of discussing plans for Hunters Point and directed Acting Secretary to arrange meetings with both City Planning Commission and Redevelopment Agency.

4. REPORT OF SECRETARY:

Tenant Relations Officer Hutchinson reported on the Student Work-Training Program meeting held Friday, March 29 at 2:00 P.M. This program is in cooperation with the San Francisco Unified School District and it was reported that the San Francisco Housing Authority was the first Authority in the United States to undertake this training program.

It was explained that each student is required to earn an average of 25 credits per semester in school, and through the work-training program is allowed to lower the credit requirement to 20 and earn 5 by spending four hours each day working for the Authority. 34 young people were selected by the School District to participate in the program. At the present time there are 30 employed by the Authority, 2 having dropped out to go to school full time, 1 having chosen to work for the Telephone Company which has the same program in progress, and 1 deciding not to participate.

The program is proving to be most satisfactory and all concerned are pleased with the results thus far. Students are encouraged to learn good work practices so they will be better suited for jobs in private industry at the time they graduate from high school. Many of the students are already in their senior year, graduating this June.

Commissioner Lee posed a question regarding salaries for the young people and Controller Bennett advised that one half of the funds were from Federal funds and one half from the miscellaneous fund of the Authority. It was explained that the miscellaneous fund consists of rentals from furniture and refrigerators in the projects.

The Chairman directed that the Report of the Secretary be filed in the records of the Authority.

5. REPORT OF COUNSEL:

Counsel read a statement which was his interpretation of the general law based upon review of several past cases, covering the matter of selecting contracting

bids. In the event the Commission chooses a bid which is not the lowest offered, the State and Federal courts would uphold this right unless fraud were proven. It was noted by Counsel that the Commission relies on staff in this connection, accepting their recommendations on a "responsible" bidder.

6. UNFINISHED BUSINESS:

Assistant to Executive Director Dicker announced a bid opening to be held Tuesday, April 9 at 11:00 A.M. in the Commission room, on demolition of eight buildings at Candlestick Cove.

In reply to Commissioner Johnson's question regarding progress at Ridgepoint, Supervisor of Management Operations Vigars advised that interviews of families are now under way and a full report will be mailed in the very near future to the Commission.

Mr. Vigars also reported on the meeting held on March 22 in the Office of the City Engineer regarding the proposed widening of Turk Street. The Authority's concern in this matter is in connection with the Yerba Buena Plaza and the fact that the sidewalk area would be moved back 4-1/2' in this widening process. The City Engineer's Office assured the Authority that if this widening should take place, some measure of protection would be taken for children living there, such as fencing, since the entrance is on the front of the building. The cost involved was stressed by Mr. Vigars when it was suggested by the City Engineer's Office that perhaps the entrance of the building could be changed. Nothing definite has been resolved on this proposed plan.

Upon request, Commissioner Johnson was supplied with a map of the A-2 area in which the Yerba Buena Plaza is located, for information on general boundary lines. Each Commissioner will be furnished with a brochure containing this map on Area A-2.

7. NEW BUSINESS:

Acting Secretary announced that a resolution for the Development Program of Mission Dolores Apartments, a 91-apartment multi-story project for the elderly to be located on 15th Street near Guerrero was being submitted for approval to the Commission. Cost of the structure is approximately one million dollars, and includes special facilities for the elderly. Press members present were furnished with photographs and press releases.

The following resolution was introduced by Commissioner Gurich, read in full and considered:

RESOLUTION NO. 1387
* * * * * * * * * * *

RESOLUTION APPROVING DEVELOPMENT PROGRAM FOR LOW-RENT HOUSING PROJECT NO. CAL 1-18(13), MISSION DOLORES APARTMENTS
* *

RESOLUTION NO. 1387

* * * * * * * * * * * *

RESOLUTION APPROVING DEVELOPMENT PROGRAM FOR LOW-RENT HOUSING PROJECT NO. CAL 1-18(13), MISSION DOLORES APARTMENTS

* *

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a Development Program, dated April 4, 1963, substantially in the form set forth in Section 3 hereof, be and the same hereby is adopted as the Development Program of this Authority for the development of Low-Rent Housing Project No. CAL 1-18(13).
2. That the Executive Director of this Authority be and he hereby is authorized to forward said Development Program in as many counterparts as may be required, together with certified copies of this resolution to the Public Housing Administration.
3. That the Development Program referred to in Section 1 above is in words and figures, substantially as set forth in Exhibit "A" attached hereto, incorporated herein and by reference made a part hereof.

Commissioner Gurich moved that the foregoing resolution be adopted as introduced and read. Commissioner Johnson seconded the motion and upon roll call the "Ayes" and "Nays" were as follows:

AYES:	NAYS:
Joseph P. Mazzola	None
Solomon E. Johnson	
T. Kong Lee	ABSENT:
John E. Gurich	
Melvin M. Swig	None

The Chairman thereupon declared said motion carried and aforesaid resolution adopted.

Chairman Mazzola stated that with the approval of the Commission he would be in favor of appointing a Committee to look into the possibilities of relocating the San Francisco Authority quarters, either through a sale of the property or possible exchange. It was suggested by Chairman Mazzola that more up to date quarters might be in order. Acting Secretary advised that Assistant to Executive Director Dicker had been exploring possibilities of locations in the A-2 Area for that purpose. Chairman Mazzola appointed Commissioners Gurich and Swig as a Committee of two to meet with Mr. Dicker and make a study regarding this possible relocation.

Commissioner Swig commented on his tour with Deputy Director Allen and Supervisor of Management Operations Vigars to view service depots. He mentioned that he was very impressed with the decentralized type of operations, the efficient manner in which it is run and the amount of money saved by utilizing this method.

Commissioner Johnson mentioned that whenever possible communications received by Authority prior to Commission meeting should be mailed in advance to Commission. Acting Secretary stated that this would be done whenever possible, with the possible exception of communications received late in the afternoon before the Commission meeting or on the morning of the Commission meeting.

In reply to his inquiry about the results of the recent audit by the City Comptroller, Acting Secretary advised Commissioner Lee that the City Comptroller's office had been in touch with the Authority on this matter to make a few minor inquiries and that their report should be completed soon.

8. ADJOURNMENT:

There being no further business, Commissioner Swig moved that the meeting adjourn at 11:30 A.M. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

_____
Chairman

ATTEST:

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes of Meeting

Annual Meeting Held:
Thursday, April 18, 1963

440 Turk Street
San Francisco, California

The twenty-fifth Annual Meeting of the Commissioners of the Housing Authority of the City and County of San Francisco was held at the office of the Authority, 440 Turk Street, in the City and County of San Francisco, at 10:10 A.M. on Thursday, April 18, 1963.

1. ROLL CALL:

The meeting was called to order by the Chairman.

Upon roll call the following members were found to be:

PRESENT: Commissioner Mazzola
" Johnson
" Lee
" Gurich

ABSENT: Commissioner Swig

The Chairman declared that a quorum was present.

ALSO PRESENT: John W. Beard, Secretary-Executive Director
S. Lee Vavuris, Counsel
Members of the Staff
Louis B. Ambler, Regional Director, PHA
Edward F. Davis, SPUR
Jack Fletcher, Chairman, Housing Committee, 1963 San Francisco Grand Jury.
Mrs. Luther Goodwin, NAACP.
Mrs. Latham, NAACP.
Mrs. Victor Fleming, Potrero Boosters & Merchants Association.
Mrs. M. Lemlow, Potrero Boosters & Merchants Association.
Carol Proper, Student, Stanford University
Donald Canter, S. F. News-Call Bulletin
Harry Johanesen, S. F. Examiner
Dick Hallgren, S. F. Chronicle

2. ANNUAL REPORT:

Secretary submitted a report of the activities of the Authority for the preceding year and requested that Deputy Executive Director Allen read the report to the Commission. Secretary pointed out that since the first meeting of the Authority was held on the same day and month twenty-five years ago that the Annual Report contains a short history spanning this period of time.

Commissioner Johnson moved that this report be adopted as the Annual Report of this Authority for 1962 and that in compliance with Section 34828 of the Health and Safety Code of the State of California, said report be filed with the County Clerk of the City and County of San Francisco. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

3. FINANCIAL STATEMENT:

Secretary submitted to the Commission a consolidated balance sheet - all funds, which will constitute a part of the Annual Report.

Commissioner Gurich moved acceptance of the report and that it be made a part of the record. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

4. ELECTION OF OFFICERS:

The Chairman announced that the next order of business was the election of a Chairman for the ensuing year and that nominations for the office of Chairman were in order.

Commissioner Gurich moved that Commissioner Mazzola be nominated for the office of Chairman for the ensuing year. Commissioner Johnson seconded the motion. Commissioner Gurich moved that the nominations be closed and that the Secretary be instructed to cast a unanimous ballot for the election of Commissioner Mazzola as Chairman. Commissioner Johnson seconded the motion which upon vote of the Commission was unanimously passed and adopted. Thereupon, the Secretary cast the ballot, unanimously electing Commissioner Mazzola to the office of Chairman.

The Chairman declared that the next order of business was the election of a Vice Chairman for the ensuing year and that nominations for the office of Vice Chairman were in order.

Commissioner Lee moved that Commissioner Johnson be nominated for the office of Vice Chairman for the ensuing year. Commissioner Gurich seconded the motion. Commissioner Lee moved that the nominations be closed and that the Secretary be instructed to cast a unanimous ballot for the election of Commissioner Johnson as Vice Chairman. Commissioner Gurich seconded the motion which upon vote of the Commission was unanimously passed and adopted. Thereupon, the Secretary cast the ballot, unanimously electing Commissioner Johnson to the office of Vice Chairman.

5. ADJOURNMENT:

There being no further business Commissioner Gurich moved that the meeting adjourn at 10:40 A.M. Commissioner Johnson seconded the motion which upon vote of the Commission was unanimously passed and adopted.

_____
Chairman

ATTEST:

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes of meetings

Regular Meeting Held:
Thursday, April 18, 1963

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City and County of San Francisco, at 10:00 A.M., on Thursday, April 18, 1963.

1. ROLL CALL:

The meeting was called to order by the Chairman.

Upon roll call the following members were found to be:

PRESENT: Commissioner Mazzola
" Johnson
" Lee
" Gurich

ABSENT: Commissioner Swig

The Chairman declared that a quorum was present.

ALSO PRESENT: John W. Beard, Secretary-Executive Director
S. Lee Vavuris, Counsel
Members of the Staff
Louis B. Ambler, Regional Director, PHA
Edward F. Davis, SPUR
Jack Fletcher, Chairman, Housing Committee, 1963 San Francisco Grand Jury.
Mrs. Luther Goodwin, NAACP.
Mrs. Latham, NAACP.
Mrs. Victor Fleming, Potrero Boosters & Merchants Association.
Mrs. M. Lemlow, Potrero Boosters & Merchants Association.
Carol Proper, Student, Stanford University
Donald Canter, S. F. News-Call Bulletin
Harry Johanesen, S. F. Examiner
Dick Hallgren, S. F. Chronicle

8. ADJOURNMENT:

Commissioner Gurich moved that the meeting temporarily adjourn at 10:10 A.M., to reconvene at the Call of the Chair at conclusion of the Annual Meeting. Commissioner Johnson seconded the motion which upon vote of the Commission was unanimously passed and adopted.

The Commissioners of the Housing Authority of the City and County of San Francisco reconvened in regular session at the office of the Authority, 440 Turk Street, in the City and County of San Francisco, at 10:40 A.M., on Thursday, April 18, 1963.

1. ROLL CALL:

The meeting was called to order by the Chairman.

Upon roll call the following members were found to be:

PRESENT: Commissioner Mazzola
" Johnson
" Lee
" Gurich

ABSENT: Commissioner Swig

The Chairman declared that a quorum was present.

ALSO PRESENT: John W. Beard, Secretary-Executive Director
S. Lee Vavuris, Counsel
Members of the Staff
Louis B. Ambler, Regional Director, PHA
Edward F. Davis, SPUR
Jack Fletcher, Chairmn, Housing Committee, 1963 San Francisco Grand Jury.
Mrs. Luther Goodwin, NAACP.
Mrs. Latham, NAACP.
Mrs. Victor Fleming, Potrero Boosters & Merchants Association.
Mrs. M. Lemlow, Potrero Boosters & Merchants Association.
Carol Proper, Student, Stanford University
Donald Canter, S. F. News-Call Bulletin
Harry Johanesen, S. F. Examiner
Dick Hallgren, S. F. Chronicle

2. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING:

Minutes of the regular meeting of the Authority, held on Thursday, April 4, 1963, presented for approval.

Commissioner Lee requested that paragraph 4 of page 3 be corrected to show that Chairman Mazzola appointed Commissioners Lee and Gurich as a Committee of two with Chairman Mazzola acting as ex officio, for the purpose of discussing plans for Hunters Point and directed Acting Secretary to arrange meetings with both City Planning Commission and Redevelopment Agency.

The Secretary requested that paragraphs 2 and 3 of page 1 be corrected to show that Commissioner Johnson in each instance made the motion rather than Chairman Mazzola.

Commissioner Gurich moved that the above-described minutes be approved as amended. Commissioner Johnson seconded the motion which upon vote of the Commission was unanimously passed and adopted.

3. GENERAL COMMUNICATIONS:

Correspondence was read as follows:

Teletype from Marie C. McGuire, Commissioner, Public Housing Administration, Washington, D.C., congratulating the San Francisco Housing Authority on its 25th. birthday.

Telegram from Nathaniel S. Keith, President of The National Housing Conference, Washington,D.C., congratulating the San Francisco Housing Authority on its 25th. anniversary.

Letter of congratulations from Louis B. Ambler, Jr., Regional Director, Public Housing Administration, San Francisco, pledging full cooperation and support in planning for the future housing needs of San Francisco.

Letter of congratulations from E. E. Yeomans, Rear Admiral, USN, Commandant, Twelfth Naval District, San Francisco, expressing appreciation for the assistance

rendered by the Authority in providing housing for naval personnel and their families who are not eligible to occupy naval public quarters.

Letter from David F. De Marche, Director of Social Planning, United Community Fund of San Francisco, congratulating the San Francisco Housing Authority on its 25th. anniversary and expressing appreciation for the offer to use the facilities at the Hunters Point Public Housing headquarters for the base of their youth demonstration project. Secretary stated that it is hoped the Authority's contribution of these facilities will aid UCF in gaining approval of its application to the Ford Foundation and to the President's Committee on Juvenile Delinquency and Crime, which in turn would aid the Authority with other activities at Hunters Point.

Letter from Mrs. Edna H. Twitchett, President, San Francisco Chapter, American Association of Retired Persons expressing appreciation for permission to hold their meetings at the Yerba Buena Senior Center.

Letter of congratulations from Ross F. Hidy, Pastor, St. Marks Lutheran Church, Chairman, Housing Committee of the San Francisco Program for the Aging.

Telegram from John D. Lange, NAHRO, Washington, D.C., expressing best wishes on the Authority's 25th. anniversary.

Letter from Mrs. John M. Douglas, Chairman, Catholic Committee for the Aging, Catholic Charities, San Francisco, extending congratulations to the Authority on its 25th. anniversary celebration.

Letter of congratulations from John Chester Smith, Executive Director, San Francisco Council of Churches.

Letter from Thomas E. Harris, Executive Director, Hunters Point Boys' Club, sending money clip mementoes from the Domino Tournament to the members of the Commission.

Letter from William M. Roth, President, SPUR, advising that their Executive Committee has decided to establish a special public housing study committee so that they may become more fully informed on housing problems and better able to support sound housing programs. SPUR requested that they be advised of any change in the Commission meeting schedule. A carbon copy of this letter had been mailed to each Commissioner prior to the April 18 meeting.

Chairman Mazzola directed Secretary to make appropriate replies to correspondence.

4. REPORT OF SECRETARY:

Controller Bennett reported on the operating reserve status of low rent projects. Since the beginning of the fiscal year, October 1962, reserves have increased $174,415.38 with total reserves as of March 31, 1963 of $669,039.05. A reserve of $750,000 is anticipated by the end of the fiscal year, September 1963. Accruals to date average $29,000.00*for the first six months but the remaining six months will not be as great due to major work programs being completed, such as the remedial work at Potrero. *per month

Research Officer Mulhall announced a three hour bus tour of the projects to be taken by 26 members of SPUR, leaving the Authority office at 9:30 A.M., Saturday, April 20. In answer to Commissioner Johnson's question regarding cost of transportation, Mr. Mulhall advised that the chartered city bus would cost $37.50 and the expense would be borne by the Authority.

After the brief discussion which followed, Commissioner Lee moved that items involving an expenditure of less than $50 be approved after consultation between Chairman and Secretary without bringing the matter before the Commission. Commissioner Gurich seconded the motion which upon vote of the Commission was unanimously passed and adopted.

The Chairman directed that the Report of the Secretary be filed in the records of the Authority.

5. REPORT OF COUNSEL:

Counsel reported that condemnation suits have been filed against owners of three of the parcels of land for the Sacramento Street Apartments. Litigation or negotiations should be completed in the near future so it will be possible to proceed with building plans on schedule.

6. UNFINISHED BUSINESS:

None.

7. NEW BUSINESS:

Mr. Dicker, Assistant to Executive Director, advised that invitations for bids were mailed to fifteen prospective bidders for the demolition of eight buildings at Candlestick Cove. Invitation for bids was also advertised in the Daily Pacific Builder. Bids were received from six bidders and were opened on April 9, 1963 at 11:00 A.M. in the Commission room. These were:

Pacific Excavators	$5,200.00
Coder & Knapp Excavators, Inc.	5,385.00
Cleveland Wrecking Co.	5,894.00
Mayco Salvage Co. Inc.	6,355.00
Bayshore Wreckers Inc.	9,360.00
Flora Crane Service Inc.	10,320.00

It was the recommendation of staff that the bid be awarded to the low bidder, Pacific Excavators, in the amount of $5,200.00 to be paid by the Housing Authority to the contractor.

Secretary stated that Pacific Excavators had done work for the Oakland Housing Authority and were found to be competent.

Commissioner Johnson moved that the bid be awarded to the low bidder, Pacific Excavators, in the amount of $5,200.00 to be paid by the Housing Authority to the contractor. Commissioner Gurich seconded the motion which upon vote of the Commission was unanimously passed and adopted.

Secretary announced that the Seventeenth Annual Award Ceremony, at which service award pins will be presented to employees of 5, 10, 15 and 20 years service, will be held at 11:00 A.M., June 20 at Sunnydale. It was suggested that the second regular meeting of the Commission in June be adjourned at 10:30 A.M., enabling Commission and employees to be present.

Commissioner Lee moved that the second regular meeting of the Commission in June be adjourned at 10:30 A.M., enabling Commission and employees to attend the Seventeenth Annual Award Ceremony in Sunnydale at 11:00 A.M. Commissioner Johnson seconded the motion which upon vote of the Commission was unanimously passed and adopted.

Purchase of Capital Items presented for approval:

CAPITAL ITEMS

	Item	Total Approx. Cost	Fund	Explanation
18 ea.	Refrigerators, Electric 9.5 cu. ft.	$110.00 ea.	Low Rent	Replacements for refrigerators damaged beyond economical repair

Above prices subject to applicable Local and State taxes.

Approved at Commission Meeting

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MAY 9 1963

SAN FRANCISCO PUBLIC LIBRARY

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes of meeting

Regular Meeting Held:
Thursday, May 2, 1963

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City and County of San Francisco, at 10:07 A.M., on Thursday, May 2, 1963.

1. ROLL CALL:

In the absence of the Chairman the meeting was called to order by the Vice Chairman.

PRESENT: Commissioner Johnson
" Lee
" Gurich
" Swig

ABSENT: Commissioner Mazzola

The Chairman declared that a quorum was present.

ALSO PRESENT: John W. Beard, Secretary-Executive Director
S. Lee Vavuris, Counsel
Members of the Staff
Morton Rader, AIA, Chan/Rader & Associates
Mrs. Luther Goodwin, NAACP.
David Goldberg, Stanford University Student
Donald Canter, S. F. News-Call Bulletin
Harry Johanesen, S. F. Examiner
Frank Delaplane, S. F. Chronicle

2. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING:

Minutes of the regular meeting of the Authority, held on Thursday, April 18, 1963, presented for approval.

Commissioner Gurich moved that the above-described minutes be approved and adopted as read. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

Minutes of the annual meeting of the Authority, held on Thursday, April 18, 1963, presented for approval.

Commissioner Gurich moved that the above-described minutes be approved and adopted as read. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

3. GENERAL COMMUNICATIONS:

Correspondence was read as follows:

Letter signed by both Dr. Thomas N. Burbridge, President, and Mrs. Joye Goodwin, Chairman, Housing Committee, NAACP, stating that although deprogramming for Ridge Point has been placed in abeyance by the Mayor, that it still seems desirable to continue collection of data regarding income and housing needs of the people living there.

The above letter led to a discussion in which Chairman Johnson suggested that interviews of families living at Ridge Point be continued during the four to six month abeyance period. Commissioner Swig raised the question as to whether or not continued interviews might tend to upset the people living there even further. Chairman Johnson stated that the misinterpretation of the Authority's actions in interviewing so that an orderly relocation of families could be made had created the confused situation.

In answer to Commissioner Swig's inquiry regarding the approximate length of time needed to interview and relocate families in an area, the Secretary used the most recent report on the eight buildings at Candlestick Cove as an example. He read pertinent statistics on the progress of relocating families and mentioned the fact that from the commencement of interviews to complete relocation will take three months.

Commissioner Swig asked the Secretary if an estimate of time could be set on interviews in the Hunters Point area. The Secretary stated that since Hunters Point comprises such a large group, that interviews would probably have to be conducted with 100 families at a time, and that by moving approximately 400 families a year over a period of six years the job should be completed. Secretary also pointed out that deprogramming is considerably behind schedule at this time and will probably start two years later than originally anticipated. He also mentioned the possibility of having the time in which to complete this job extended.

Chairman Johnson suggested that a survey of approximately eight buildings at a time be made at Hunters Point, using a map to record and determine the order in which the apartments should be demolished. Commissioner Swig pointed out that such data gathered now or within 60 to 90 days would be outdated by the time plans could move forward. The Secretary brought attention to the "Report Of Survey-All Temporary Projects" dated June 20, 1961 which had been distributed to the Commission, and pertinent statistics it contained. Chairman Johnson read in its entirety the letter dated March 24, 1961 addressed to each tenant at Ridge Point from the Management explaining the status of the temporary housing project under State law and the fact that staff would be calling on each family for information. The Secretary reported that a letter had gone out advising each of the 64 families at Ridge Point that plans for relocation had been suspended until further notice. After discussion it was agreed that another letter to tenants at this time would be unwise as it might lead to a misunderstanding that plans for deprogramming had been resumed.

Commissioner Lee reported that the committee appointed to investigate Hunters Point was continuing its study but in view of the Mayor's request no arrangements had yet been made for meeting with the City Planning Commission or the Redevelopment Agency.

Letter from John V. Moore, Pastor, Glide Memorial Methodist Church, San Francisco, was read, encouraging the Authority to move forward in efforts to provide more housing facilities for families of low incomes and offering support in any way possible. Secretary reported that this letter had been answered.

4. REPORT OF SECRETARY:

Secretary read statistical reports on age groups from 19 through 21 at Ridge Point and at Hunters Point. He advised that the Committee On Youth of the United Community Fund had requested this information to be used in connection with its application to the U.S. Department of Labor for a grant in the amount of $400,000 to be used for scholarships, business training, electronics and mechanics training, etc., for these young people. In this connection Secretary reported that a good many months ago the Commission of the Authority had approved a $10,000 appropriation to be matched by the United Community Fund for the purpose of providing youth workers at Hunters Point. This program has been held

in abeyance but it is hoped it will go forward in connection with the United States Department of Labor proposals.

Secretary called attention to the two miniature flags on the Commission table, and asked Research Officer Mulhall to explain their meaning. Mr. Mulhall advised that one flag was for Indonesia and the other Uruguay, representing visitors to the Housing Authority from those countries in the past two weeks. These visitors are sponsored through the United States Information Agency and were taken on a three hour tour of projects in order to gather information for radio and newspaper material to be passed on so that people in their countries may be informed on housing in America.

The Secretary pointed out that until such time as the State Highway Commission definitely establishes the Hunters Point Freeway route it will be impossible to complete plans for the rebuilding of Hunters Point.

The Chairman directed that the Report of the Secretary be filed in the records of the Authority.

5. REPORT OF COUNSEL:

Counsel reported on pending State public housing bills before the Board of Supervisors' Legislative Committee which are of a highly technical nature having to do with desirability of fortifying housing bond issues. Nothing has been decided and these bills are to be discussed again at the next meeting.

Secretary reported that the 25th Annual Report is being mailed to each employee of the Authority.

6. UNFINISHED BUSINESS:

None

7. NEW BUSINESS:

None.

8. ADJOURNMENT:

There being no further business, Commissioner Gurich moved that the meeting adjourn at 10:55 A.M. Commissioner Swig seconded the motion which upon vote of the Commission was unanimously passed and adopted.

_____
Chairman

ATTEST:

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Minutes of meeting

Regular Meeting Held:
Thursday, May 16, 1963

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City and County of San Francisco, at 10:00 A.M., on Thursday, May 16, 1963.

1. ROLL CALL:

The meeting was called to order by the Chairman.

Upon roll call the following members were found to be:

PRESENT: Commissioner Mazzola
" Johnson
" Lee
" Gurich

ABSENT: Commissioner Swig

The Chairman declared that a quorum was present.

ALSO PRESENT: John W. Beard, Secretary-Executive Director
S. Lee Vavuris, Counsel
Members of the Staff
Morton Rader, AIA, SPUR
Jack Fletcher, Chairman, Housing Committee, 1963 San Francisco Grand Jury
Mrs. Dorothy Lathan, NAACP
William Thomas, NAACP
Donald Canter, S. F. News-Call Bulletin
Harry Johanesen, S. F. Examiner

2. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING:

Minutes of the regular meeting of the Authority, held on Thursday, May 2, 1963, presented for approval.

Commissioner Johnson moved that the above-described minutes be approved and adopted as read. Commissioner Gurich seconded the motion which upon vote of the Commission was unanimously passed and adopted.

3. GENERAL COMMUNICATIONS:

None

4. REPORT OF SECRETARY:

Secretary made note of the Authority's Financial Statement prepared for the first quarter of 1963, which had been mailed to the Commission prior to the meeting.

Supervisor of Management Operations Vigars gave a progress report on the de-programming of the eight buildings consisting of 64 apartments at Candlestick Cove, stating that all families had been interviewed. Of the 64 families, 14 have been relocated to permanent low income housing, 27 to other relinquished housing, and 23 have moved into private housing. Mr. Vigars further stated that

under contract Pacific Excavators, the company contracting the demolition, has 45 days in which to remove all eight buildings.

Commissioner Johnson inquired as to whether or not the deprogramming procedures followed at Candlestick Cove would be helpful in future plans for Hunters Point. Mr. Vigars stated that this operation should reveal the amount of time needed to perform interviews, relocations and complete demolition and that a fair estimate for 64 apartments would be 3 to 4 months. In reply to Chairman Mazzola's query Mr. Vigars advised that there had been no evictions resulting from deprogramming. He also mentioned that those families moving into private housing had been offered other accommodations by the Authority but had been planning to move to private housing for some time.

Secretary announced that the Commission had been invited by Revels H. Cayton, Resident Manager of the recently completed St. Francis Square Cooperative Apartments, to make an inspection tour following adjournment of the Commission meeting. Located in the Western Addition, these apartments were sponsored by the pension fund of the International Longshoremen's and Warehousemen's Union and the maritime employers.

The Chairman directed that the Report of the Secretary be filed in the records of the Authority.

5. REPORT OF COUNSEL:

Counsel reported that he had conferred with Jefferson E. Peyser, Counsel for The California Housing Council, regarding a pending bill relating to financing of housing bonds. Counsel stated there is a possibility this particular housing bill will be passed, but acceptance of other bills recently introduced did not look encouraging and not supported by California Housing Council.

Chairman introduced and welcomed visitors to the Commission Meeting. In attendance were Mr. Jack Fletcher, Housing Committee, 1963 San Francisco Grand Jury, Mr. Morton Rader, AIA, representing SPUR, and Mrs. Dorothy Lathan and Mr. William Thomas of NAACP.

6. UNFINISHED BUSINESS:

The following resolution was introduced by Commissioner Lee, read in full by Counsel and considered:

RESOLUTION NO. 1388
****

RESOLUTION RETURNING ALICE GRIFFITH ANNEX AS
EXPANDED TO ITS FORMER 2.48 ACRE SIZE, CAL 1-18(8)
****

RESOLUTION NO. 1388
****

RESOLUTION RETURNING ALICE GRIFFITH ANNEX AS
EXPANDED TO ITS FORMER 2.48 ACRE SIZE, CAL 1-18(8)
****

WHEREAS, by Resolution No. 1368 adopted on May 17, 1962, the Housing Authority Commission requested the expansion of the original CAL 1-18(8) from 2.48 acres to 4.89 acres through the proposed acquisition of the 2.41 acre parcel at the Corner of Carroll and Fitch Streets in the City and County of San Francisco and,

WHEREAS, the Board of Supervisors in Resolution 528-62 approved such enlarged site at its meeting of September 4, 1962 and,

WHEREAS, the Mayor of the City and County of San Francisco, State of California, approved the action of said Board of Supervisors on Resolution 528-62 on the 11th day of September, 1962 and,

WHEREAS, the acquisition of said 2.41 acre parcel at Carroll and Fitch Streets in the City and County of San Francisco is State owned tidelands and is further complicated by lease-holders and various claimants and,

WHEREAS, the Housing Authority Commission has concluded that adequate title to this land cannot be reasonably procured at this time and,

WHEREAS, the said Commission desires to return said Alice Griffith Annex as expanded to its former 2.48 acres and,

WHEREAS, said Housing Authority Commission has determined that two-story row houses are vastly superior to the originally proposed dense, three-story balcony access apartments for this 2.48 acre site and,

WHEREAS, approximately 38, two-story, row house apartments can be constructed on said Alice Griffith Annex 2.48 acre site in lieu of the approximately 76 apartments in row house buildings on both the original 2.48 acre site and the additional 2.41 acre parcel at Carroll and Fitch Streets in the City and County of San Francisco.

NOW,THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Alice Griffith Garden Homes Annex Project CAL 1-18(8) be reduced in acreage from the present 4.89 acres by deleting therefrom any

requests for inclusion therein the 2.41 acre parcel at the corner of Carroll and Fitch Streets in the City and County of San Francisco.

2. That approximately 38, two-story, row house apartments be constructed on said reduced acreage parcel of 2.48 acres.

3. That the Executive Director of this Authority be and he hereby is authorized to forward certified copies of this Resolution reducing said Alice Griffith Annex CAL 1-18(8) from its former size of 4.89 acres to its reduced size of 2.48 acres to the Board of Supervisors of the City and County of San Francisco and to the Public Housing Administration.

The Secretary called upon Mr. Dicker of Staff to explain the need for this resolution. Mr. Dicker advised that although it is the consensus that acquisition of the land needed to expand the original CAL 1-18(8) from 2.48 acres to 4.89 acres through the proposed acquisition of the 2.41 acre parcel at the Corner of Carroll and Fitch Streets would be most desirable and considerable time and effort has been expended to make this possible, the problem has been that there are thirteen exceptions to title of the land and the PHA will not permit the Authority to build on land that does not have clear title. Mr. Dicker reported that at a recent meeting with Mr. Lou Ambler, Regional Director, PHA, Mr. Walter Hanni, Chief Land Advisor and Mr. Heidi, representing James Prisin-Zano, Chief Counsel for PHA, he was informed that PHA will not approve the acquisition of this site because of the many exceptions in gaining clear title.

In the discussion which followed Commissioner Johnson stated that he had not been properly notified of developments leading to the presentation of the resolution and objected to being asked to make a decision at this time.

Commissioner Lee requested that Mr. Dicker further clarify the reasoning leading to the presentation of this resolution. Mr. Dicker pointed out that an estimate of appraisal and related legal fees involved would be from $10,000 to $20,000 and that litigation might cause a delay of at least two years and probably some years longer and that legal fees involved might be considerable with no assurance of getting clear title to the land. He further stated that a more than conscientious effort had been made before consideration of dropping plans for this acquisition, but the realities of the situation are that unless the PHA gives approval, the Authority is unable to acquire the site.

In response to Commissioner Johnson's question as to whether or not former Authority Counsel, Gerald J. O'Gara, had been asked for an opinion on this matter, Mr. Dicker advised that he had been consulted in the past and was willing at that time to go ahead with work but declared that it would be a lengthy process.

Commissioner Johnson stated that he had no prior knowledge of the Alice Griffith Annex matter and believed it was this type of thing that led to criticism of the Authority and Commission since the responsibility would fall back on them.

Chairman Mazzola pointed out that the plans for Alice Griffith Annex had been presented at a Commission meeting some time ago with architect's renderings shown, a visit to the site by members of the Commission and subsequent discussions at three or four Commission meetings. He further stated that all Commissioners have a right to call upon members of Authority staff at any time for information concerning matters brought before the Commission and had personally exercised this right himself on different occasions. He stressed the many hours of time spent by staff in compiling information. At this time Chairman Mazzola asked Commissioner Johnson if he wanted the Commission to establish a policy whereby resolutions would be sent to the Commission prior to meetings. Commissioner Johnson said he thought it should be a general policy of the Authority to advise the Commission from time to time on progress of plans on which they were working.

Commissioner Gurich stated that he felt well informed on the Alice Griffith Annex plans since it had been discussed on several previous occasions.

Commissioner Lee moved that the foregoing resolution be adopted as introduced and read. Commissioner Gurich seconded the motion and upon roll call the "Ayes" and "Nays" were as follows:

AYES:	NAYS:
Joseph P. Mazzola	None
T. Kong Lee	
John E. Gurich	ABSENT:
ABSTAINED:	Melvin M. Swig
Solomon E. Johnson	

The Chairman directed the Recording Secretary to let the minutes of the Commission meeting show that Commissioner Johnson preferred to take no position on the foregoing resolution.

The Chairman thereupon declared said motion carried and aforesaid resolution adopted.

At 10:40 A.M. the Chairman requested the Vice Chairman to assume the chair, enabling him to answer an urgent telephone call.

7. NEW BUSINESS:

Purchase of Capital Items presented for approval:

CAPITAL ITEMS

May 10, 1963

	Item	Total Approx. Price	Fund	Explanation
ea.	Copy Holder, Metal	$ 55.00 ea.	Equipment Reserve	To be used in Purchasing Department
ea.	Vacuum Cleaners, Tank Type with attachments	100.00 ea.	Equipment Reserve	To be used at Harbor Slope and Hunters View Housing Projects
ea.	Power Lawn Mower 30" equipped with Sulky Hook	650.00 ea.	Equipment Reserve	To replace 30" Power Mower 15 years old - not economical to repair
ea.	Typewriters, Manual	220.00 ea. less tradein 4 typewriters $97.50 total	Equipment Reserve	To replace typewriters Rentals Department 9 to 12 years old
ea.	Typewriter, Electric	475.00 ea.	Equipment Reserve	To be used in Rentals Department
ea.	Calculators, Electric	880.00 ea. less tradein 2 calculators*	Equipment Reserve	To replace 2 calculators 15 years old - not economical to repair

bove prices subject to applicable State and Local taxes.

Tradein allowances cannot be determined at this time.

Approved at Commission Meeting

_____

Commissioner Gurich moved that purchase of capital items as described be approved. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

9. ADJOURNMENT:

There being no further business, Commissioner Gurich moved that the meeting adjourn at 10:55 A.M. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

_____
Chairman

ATTEST:

_____
Secretary

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, June 6, 1963

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the Authority, 440 Turk Street, in the City and County of San Francisco, at 10:00 A.M., on Thursday, June 6, 1963.

1. ROLL CALL:

The meeting was called to order by the Chairman.

Upon roll call the following members were found to be:

DOCUMENTS
JUN 18 1963
SAN FRANCISCO PUBLIC LIBRARY

PRESENT: Commissioner Mazzola
" Johnson
" Lee
" Gurich

ABSENT: Commissioner Swig

The Chairman declared that a quorum was present.

ALSO PRESENT: Joseph J. Allen, Acting Secretary-Executive Director
S. Lee Vavuris, Counsel
Members of the Staff
Morton Rader, AIA, SPUR
Francis J. Rigney, M. D., SPUR
Thomas N. Burbridge, President, NAACP
Mrs. Joye Goodwin, Chairman, NAACP Housing Committee
Mrs. Dorothy Lathan, NAACP
Mrs. Victor Fleming, Potrero Boosters & Merchants Association
Mrs. Babette Drefke, Potrero Boosters & Merchants Association
Hadley Roff, S. F. News-Call Bulletin
Bill O'Brien, S. F. Examiner
Warren Hinckle, S. F. Chronicle

2. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING:

Minutes of the regular meeting of the Authority, held on Thursday, May 16, 1963, presented for approval.

Commissioner Gurich moved that the above-described minutes be approved and adopted as read. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

3. GENERAL COMMUNICATIONS:

Correspondence was read as follows:

Letter from O. L. Moore, General Manager, Public Utilities Commission of the City and County of San Francisco, stating that new plastic globes for street lighting in the Sunnydale Housing Project are now on order and funds for installation should be available after July 1. Acting Secretary stated this

letter was in response to his meeting with members of the Public Utilities Commission.

Commissioner Swig entered the meeting.

Telegram, dated June 4, 1963, from Mrs. Joye Goodwin, Chairman, NAACP Housing Committee, stating that a proposal made to the Commission some time ago by NAACP regarding racial integration in public housing had been referred to the Authority's Counsel at that time. Agenda permitting, they would like to appear before the Commission at its meeting of June 6, for the purpose of again requesting the adoption of a policy of actively integrating housing projects. Copies of this telegram had been sent to the Commissioners.

The Chairman introduced Mrs. Goodwin, who stated that the NAACP was renewing its request for adoption of a policy of integration in all Authority projects for several reasons. She said that Mr. Gerald O'Gara, who was Counsel for the Authority when the proposal was presented, did not render an opinion at that time. Because of the changing San Francisco scene and the mounting pressure for equal rights and integration, and frustrations felt through isolation, she believed this is the position which should be taken. She pointed out that integration in public housing would directly affect the integration in public schools which is now being undertaken in San Francisco. Mrs. Goodwin suggested that if the Commission were sympathetic to the policy of racial integration in public housing, there were certain administrative practices, which, if brought into play, could have a positive effect on the situation. Members of NAACP anticipate an early legal opinion and hope for a positive implementation before school convenes in the Fall.

The Chairman turned this matter over to Counsel for study and an opinion as soon as possible.

Commissioner Johnson stated that some months ago, Mr. Terry Francois, who was President of NAACP at that time, made certain specific proposals on integration in housing projects, which were referred to Counsel for an opinion. He said there was no question as to the legality of integration; the only question is whether or not families should be moved from one project to another in order to expedite the process of integration. Commissioner Johnson suggested that minutes of the previous meeting containing these proposals be supplied Counsel for reference in research. He mentioned that one proposal made by Mr. Francois was the appointment of a member of the Staff as "intergroup relations officer" to assist in encouraging people as they applied for housing to move into certain areas.

Commissioner Swig asked Mrs. Goodwin to explain the legal problems mentioned. Mrs. Goodwin offered that the Writ of Mandate, under which the Authority functions and which the courts deemed proper, involved no legal problems, but rather that it is now desired to go a step further to actively attempt to integrate the projects. It was suggested that a close look be taken at counselling when people apply for housing. Commissioner Swig asked if Mrs. Goodwin was now speaking of a legal problem or one of policy. Mrs. Goodwin replied that when the original proposal was made, the Commission raised a question as to whether or not it was legally feasible to adopt such a policy. Commissioner Swig asked if this suggested policy was one to arbitrarily move people from one project to another. Commissioner Johnson stated there was no question that all projects could be integrated. The issue of legality was raised when it was suggested that an intergroup relations officer be appointed and one of his duties would be to encourage people when they first apply for housing to move into certain areas. This would be done on a racial basis so that more Caucasians would move into the projects where there are more Negroes, or Chinese where there are more Caucasians, in order to try to achieve a semblance of balance in racial projects in the City. He stated that some of the former Commissioners thought it might raise a legal issue if people were encouraged to move into certain areas and for that reason the matter was referred to Counsel.

Chairman Mazzola pointed out that the Staff of the Authority is abiding by the policy now in effect as a result of Writ of Mandate.

Commissioner Lee observed that on his visits to Ping Yuen Housing Project the people living there seemed very happy.

In the discussion which followed Commissioner Johnson stated it would be his position that a policy be adopted under which an intergroup relations officer would work and thought that under the law the Authority would be required to do so. He also mentioned the schools in connection with racial integration in the projects.

Commissioner Swig asked Mrs. Goodwin if it was being suggested that certain percentages or quotas be used. Mrs. Goodwin stated she would not want to see definite quotas but rather that this matter be handled in a more informal fashion.

Acting Secretary Allen pointed out that prior to the Writ of Mandate the Authority had more latitude in reference to placing people in projects, but since that time the Mandate must be carried out precisely as ordered.

Commissioner Johnson stated that he thought one of the first places to start trying to integrate was Ping Yuen. Commissioner Lee observed that a misinterpretation might be put on the word "encourage" if used when people were applying for housing.

Chairman Mazzola introduced Dr. Thomas N. Burbridge, President, NAACP. Dr. Burbridge stated that when he first came to San Francisco from Berkeley in 1946, he applied to the San Francisco Housing Authority for housing and was told that there was no housing available for Negroes.

Chairman Mazzola asked Dr. Burbridge if he had made application for a particular project and was told there was no housing available. Dr. Burbridge answered that he applied for any housing and was told there was none available for Negroes. Commissioner Gurich pointed out that 11% of the population in San Francisco is Negro and that 60% of the Authority apartments are occupied by Negroes. Dr. Burbridge then stated that he had been told that there was housing for Negroes in San Francisco at Westside Courts and Hunters Point but that there were no vacancies.

Counsel Vavuris brought out that prior to the Writ of Mandate in 1946 the basis for housing was by proportioned percentage of population in the city, but the court ruled it was wrong. Therefore, according to the Writ of Mandate, applications for housing must be taken on a "first-come - first-serve" basis.

The Chairman directed Counsel to check the law applicable, what was proposed by Attorney Francois at a previous meeting, what should be done to carry out the Mandate, whether the Housing Authority can set up an intergroup relations officer to encourage integration in housing when people make application, and check the procedure that is followed and get percentages on what the various housing projects constitute at the present time. Acting Secretary Allen stated that staff would cooperate fully in supplying Counsel with all material needed for his study. Counsel is to make a full report on his study at the June 20 Commission meeting, at which time it will be decided whether or not to set up a committee to further look into this matter.

4. REPORT OF SECRETARY:

D. J. Morafka, Chairman, Supervisory Safety Committee for employees of the San Francisco Housing Authority, reported that in 1960 to 1961 the loss ratio through accidents was 132%, whereas in 1961 to 1962 the accidents went down to sixty claims or a loss ratio of 7.4%. He mentioned that the Supervisory Safety Committee meets once each month to review the meetings held in the field by two committees. The Supervisory Safety Committee

offers recommendations to the committees in the field as to safety methods and precautions. They have also shown educational films which assist in showing methods to prevent accidents. Mr. Morafka stated that the Authority owns 85 vehicles and at the last National Safety Council award meeting, 95% of the Authority drivers were presented with awards.

The Acting Secretary brought attention to the report on Fiscal Audit of the Authority made by the Public Housing Administration for the year ending September 30, 1962. Copies of this report on Fiscal Audit had been sent to each Commissioner prior to the meeting.

Mr. Dicker of staff reported that negotiations with the City had been concluded for title to the property of Woodside Gardens. This site consists of 48,125 sq. ft., or 1.1 acres. He stated that 110 units are planned for this site.

5. REPORT OF COUNSEL:

Counsel asked Commission for approval to return executed Quitclaim Deed to the City and County of San Francisco stating that the Authority has no interest in title to land at Balboa Park and City College Property at Phelan and Ocean Avenues.

Commissioner Swig moved that the executed Quitclaim Deed be returned to the City and County of San Francisco. Commissioner Johnson seconded the motion which upon vote of the Commission was unanimously passed and adopted.

6. UNFINISHED BUSINESS:

None

7. NEW BUSINESS:

Purchase of Capital Items presented for approval:

CAPITAL ITEMS

	Item	Total Approx. Price	Fund	Explanation
1 ea.	Key Machine	$150.00 ea.	Development	To be used at Hayes Valley Project
1 ea.	File Cabinet	135.00 ea.	Development	To be used in Personnel Office-Central Office

Above prices subject to applicable State and local taxes.

Approved at Commission Meeting

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Commissioner Swig moved that purchase of capital items as described be approved. Commissioner Gurich seconded the motion which upon vote of the Commission was unanimously passed and adopted.

Commissioner Johnson presented a letter received by him from Mrs. O. Johnson, 27 Dakota Street (Potrero Terrace), regarding her eligibility for a larger apartment. Acting Secretary Allen read this letter in its entirety. At Commissioner Gurich's suggestion, this letter was turned over to staff for investigation. Chairman directed Acting Secretary that a full report of findings would be expected at the June 20 Commission meeting.

8. ADJOURNMENT:

There being no further business, Commissioner Gurich moved that the meeting adjourn at 11:10 A.M. Commissioner Lee seconded the motion which upon vote of the Commission was unanimously passed and adopted.

_____
Chairman

ATTEST:

_____
Secretary

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